

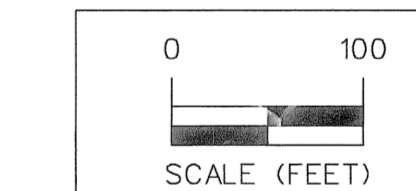
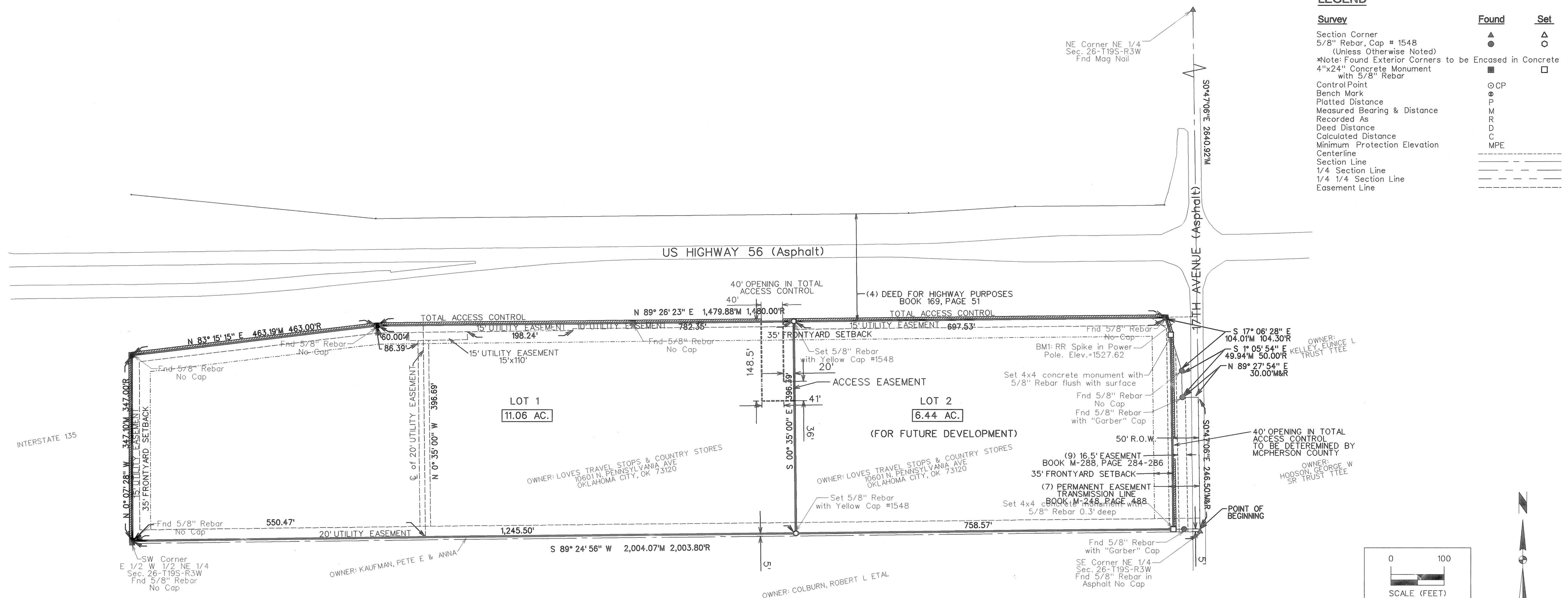
# LOVE'S TRAVEL CENTER

## FINAL PLANNED UNIT DEVELOPMENT PLAN AND PLAT

A Planned Unit Development in the Northeast Quarter of Section 26, Township 19 South, Range 3 West of the 6th P.M., in the City of McPherson, McPherson County, Kansas

### LEGEND

Survey	Found	Set
Section Corner	●	△
5/8" Rebar, Cap # 1548 (Unless Otherwise Noted)	○	○
*Note: Found Exterior Corners to be Encased in Concrete 4"x24" Concrete Monument with 5/8" Rebar	■	□
Control Point	○ CP	
Bench Mark	⊕	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline	---	
Section Line	---	
1/4 Section Line	---	
Easement Line	---	



CORNERS FOUND ARE IN ACCORDANCE WITH SURVEY PERFORMED BY NICHOLAS SCHMIDT OF GARBER SURVEYING SERVICE, P.A. DATED 1/24/13.

#### PROPERTY CORNERS

FOUND AND SET CORNERS ARE AS SHOWN.

#### BASIS OF BEARING

SPC KANSAS SOUTH 1502  
US SURVEY FT NAD83 (1997) DERIVED FROM JF0943

#### PROPERTY DESCRIPTION

A PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP NINETEEN (19) SOUTH, RANGE THREE (3) WEST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT OF THE EAST LINE OF SAID QUARTER 5.0 FEET NORTH OF THE SOUTHEAST CORNER OF THEREOF; THENCE SOUTH 89 DEGREES 53 MINUTES WEST AND 5.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID QUARTER 2003.8 FEET TO THE WEST LINE OF THE EAST HALF OF THE WEST HALF (E1/2 W1/2) OF SAID QUARTER; THENCE NORTH 00 DEGREES 10 MINUTES EAST ALONG THE WEST LINE OF THE E1/2 W1/2 OF SAID QUARTER 347.0 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 56; THENCE NORTH 83 DEGREES 42 MINUTES EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 56, 463.0 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 56, NORTH 89 DEGREES 54 MINUTES EAST 1480.0 FEET; THENCE SOUTH 16 DEGREES 32 MINUTES EAST 104.3 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES EAST 50.0 FEET; THENCE NORTH 89 DEGREES 54 MINUTES EAST 30.0 FEET TO THE EAST SECTION LINE; THENCE SOUTH 00 DEGREES 21 MINUTES EAST ON THE EAST SECTION LINE 246.5 FEET TO THE POINT OF BEGINNING, MCPHERSON COUNTY, KANSAS; SUBJECT TO THAT PART IN ROADS.

SAID PARCEL AS MEASURED IN THE KANSAS STATE PLANE COORDINATE SYSTEM ALSO DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, MCPHERSON COUNTY, KANSAS DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN; THENCE ON A KANSAS STATE PLANE GRID BEARING NORTH 00°47'06" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 5.00 FEET (5.00 RECORD) TO THE POINT OF BEGINNING; THENCE SOUTH 89°24'56" WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER 2004.07 FEET (2003.80 RECORD) TO THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00°07'28" WEST ALONG SAID WEST LINE 347.10 (347.00 RECORD) FEET TO THE SOUTH RIGHT OF WAY LINE OF U.S. 56 HIGHWAY; THENCE NORTH 83°15'15" EAST ALONG SAID RIGHT OF WAY 463.19 FEET (463.00 RECORD); THENCE NORTH 89°26'23" EAST CONTINUING ALONG SAID RIGHT OF WAY 1479.88 FEET (1480.00 RECORD); THENCE SOUTH 17°06'28" EAST CONTINUING ALONG SAID RIGHT OF WAY 104.01 FEET (104.30 RECORD); THENCE SOUTH 01°05'54" EAST CONTINUING ALONG SAID RIGHT OF WAY 49.94 FEET (50.00 RECORD); THENCE NORTH 89°27'54" EAST CONTINUING ALONG SAID RIGHT OF WAY 30.00 FEET (30.00 RECORD) TO SAID EAST LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 00°47'06" EAST ALONG SAID EAST LINE 246.50 FEET (246.50 RECORD) TO THE POINT OF BEGINNING, CONTAINING 17.82 ACRES, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

#### GENERAL PROVISIONS

#### FLOOD ZONE

ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) FIRM COMMUNITY NUMBER 20113C0376e (DATED: JAN. 16, 2009)

#### AREA

GROSS: 17.82 AC.  
R.O.W.: 0.32 AC.  
NET: 17.50 AC.

#### ZONING CLASSIFICATION

B6 - INTERCHANGE BUSINESS DISTRICT

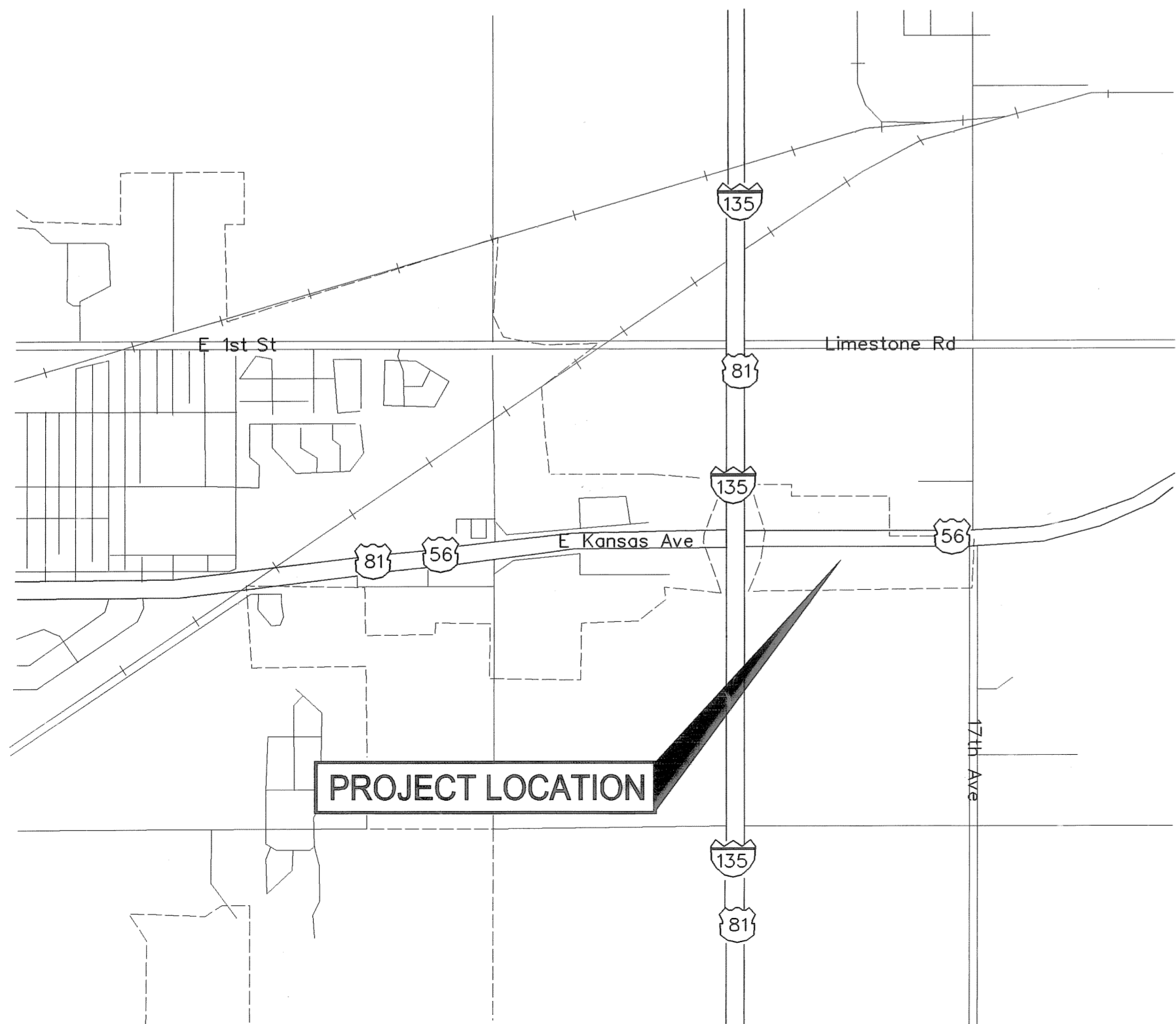
#### ZONING BULK REGULATIONS

AS SPECIFIED IN THE B-6 INTERCHANGE BUSINESS DISTRICT

#### ERROR OF CLOSURE

1:15638230

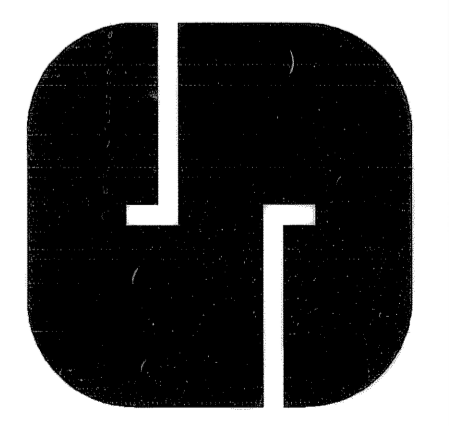
THIS PLAN AND PLAT IS FOR A GENERAL DEVELOPMENT, ACCORDING TO THE DEFINITION THEREOF FOUND IN SECTION 4-16A2 OF THE MCPHERSON CITY ZONING REGULATIONS, AS SUCH THE PLAN IS FOR COMMERCIAL TYPE USES AS FOUND IN THE B-6 INTERCHANGE BUSINESS DISTRICT AS DEFINED IN SAID ZONING REGULATIONS WITH CERTAIN MODIFICATIONS AS DETAILED BELOW:  
1. THE LIST OF "PERMITTED", "SPECIAL", AND "CONDITIONAL" USES IN THE DISTRICT SHALL BE AS SPECIFIED IN THE B-6 DISTRICT WITH THE EXCEPTION THAT "SEXUALLY ORIENTED BUSINESSES (SOB'S)" AND "CLUBS, TAVERNS OR DRINKING ESTABLISHMENTS" SHALL BE REMOVED.  
2. SIGN REGULATIONS, AS FOUND IN SECTION 7-104E OF THE ZONING REGULATIONS SHALL BE MODIFIED AS FOLLOWS:  
A) ALLOW AN INCREASE OF ONE POLE SIGN FOR A TOTAL OF 2 POLE SIGNS ON THE I-135 FRONTAGE.  
B) MAXIMUM HEIGHT FOR POLE SIGNS SHALL BE INCREASED FROM 35 FEET TO 110 FEET ABOVE NATURAL GRADE ON THE I-135 FRONTAGE ONLY.  
C) MAXIMUM SQUARE FOOTAGE ALLOWED FOR SIGNAGE SHALL BE FOUR SQUARE FEET OF SIGN FOR EACH FOOT OF STREET FRONTAGE WITH THE MAXIMUM SQUARE FOOTAGE FOR ANY ONE SIGN TO BE 850 SQUARE FEET.  
D) "ADVERTISING SIGNS" (I.E. "BILLBOARDS") SHALL BE PERMITTED FUNCTIONAL TYPE SUBJECT TO REQUIRED PERMITS BY THE CITY AND THE KANSAS DEPARTMENT OF TRANSPORTATION.



LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.

FINAL PLANNED UNIT DEVELOPMENT PLAN AND PLAT

SNYDER & ASSOCIATES, INC.



Project No: 1130255

Sheet 1 of 2

MCPHERSON, KANSAS  
5005 BOWLING ST. S.W.  
CEDAR RAPIDS, IA 52404  
319-362-9394 | www.snyder-associates.com

MARK	REVISION	DATE	BY
Engineer:	Checked By:	M.L.S.	Scale: 1"=100'
Technician:	Date:	06/10/14	Field Bk:
Project No:	1130255		Sheet 1 of 2

# LOVE'S TRAVEL CENTER FINAL PUD PLAN AND PLAT

A Planned Unit Development in the Northeast Quarter of Section 26, Township 19 South, Range 3 West of the 6th P.M., in the City of McPherson, McPherson County, Kansas

## LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, THE UNDERSIGNED, LICENSED LAND SURVEYOR OF THE STATE OF KANSAS, DO HEREBY CERTIFY THAT THE FOLLOWING DESCRIBED TRACT OF LAND WAS SURVEYED ON FEBRUARY 12, 2014 AND THE ACCOMPANYING FINAL PLAT PREPARED AND THAT ALL THE MONUMENTS SHOWN HEREIN ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF:

A PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-SIX (26), TOWNSHIP NINETEEN (19) SOUTH, RANGE THREE (3) WEST OF THE SIXTH PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

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MIKE SCHULTE, KANSAS PLS 1548

DATE JUNE 11, 2014

## COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS )  
COUNTY OF MCPHERSON )

THIS PLAN AND PLAT HAS BEEN REVIEWED AND COMPLIES WITH THE SURVEY REQUIREMENTS OF K.S.A. 58-2005, ET. SEQ.,

SIGNED: July 10, 2014

William B. Heller  
WILLIAM B. HELLER LS 1202  
MCPHERSON COUNTY SURVEYOR

## OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS )  
COUNTY OF MCPHERSON )

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS, BLOCKS, STREETS AND OTHER PUBLIC WAYS UNDER THE NAME OF "LOVE'S TRAVEL CENTER PLAN AND PLAT" AN ADDITION TO THE CITY OF MCPHERSON, MCPHERSON COUNTY, KANSAS; THAT ALL HIGHWAYS, STREETS, ALLEYS, EASEMENTS AND PUBLIC SITES AS DENOTED ON THE PLAN AND PLAT ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC IMPROVEMENTS; AND FURTHER THAT THE LAND CONTAINED HEREIN IS HELD AND SHALL BE CONVEYED SUBJECT TO ANY APPLICABLE RESTRICTIONS, RESERVATIONS AND COVENANTS NOW ON FILE OR HEREAFTER FILED IN THE OFFICE OF THE REGISTER OF DEEDS OF MCPHERSON COUNTY, KANSAS.

SIGNED: June 26, 2014

Doug Stussi  
DOUG STUSSI  
EXECUTIVE VICE PRESIDENT & CFO  
LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.

## NOTARY CERTIFICATE

STATE OF OKLAHOMA )  
COUNTY OF OKLAHOMA )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 26th DAY OF JUNE, 2014, BY DOUG STUSSI, EXECUTIVE VICE PRESIDENT AND CFO OF LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.

Marion Olean  
NOTARY PUBLIC

MY APPOINTMENT EXPIRES: 7/16/16



## PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS )  
CITY MCPHERSON )

THIS PLAN AND PLAT WAS APPROVED BY THE MCPHERSON CITY PLANNING COMMISSION ON July 1, 2014

SIGNED: July 1, 2014

Donna S. Lehner  
DONNA S. LEHNER  
CHAIRPERSON

ATTEST:  
Roger Wofford  
ROGER WOFFORD  
SECRETARY

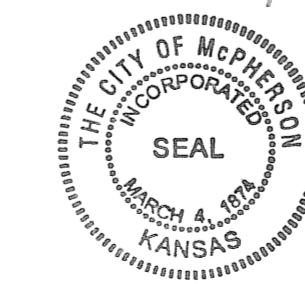
## COUNTY CLERK AND CITY CLERK CERTIFICATE

STATE OF KANSAS )  
COUNTY OF MCPHERSON )

WE, THE UNDERSIGNED, COUNTY CLERK OF MCPHERSON COUNTY, KANSAS AND CITY CLERK OF THE CITY OF MCPHERSON, KANSAS, WITHIN OUR RESPECTIVE JURISDICTIONS, DO HEREBY CERTIFY THAT, AT THE DATE OF THIS CERTIFICATE, ALL CURRENTLY DUE AND OWING TAXES AND SPECIAL ASSESSMENTS OF ANY KIND ASSESSED AGAINST ANY OF THE LAND INCLUDED IN THIS PLAN AND PLAT, HAVE BEEN PAID.

SIGNED: July 10, 2014  
Cathy A. Schmidt  
CATHY A. SCHMIDT, COUNTY CLERK

SIGNED: July 7, 2014  
Tamra K. Seely  
TAMRA K. SEELY, CITY CLERK



## CITY ATTORNEY'S CERTIFICATE

STATE OF KANSAS )  
CITY OF MCPHERSON )

THIS PLAN AND PLAT IS APPROVED PURSUANT TO THE PROVISIONS OF K.S.A. 12-401.

SIGNED: July 10, 2014

Jeffrey Houston  
JEFFREY HOUSTON, CITY ATTORNEY

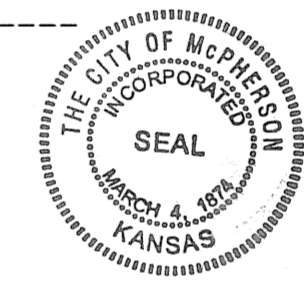
## GOVERNING BODY CERTIFICATE

STATE OF KANSAS )  
CITY OF MCPHERSON )

THE DEDICATIONS SHOWN ON THIS PLAN AND PLAT, IF ANY, ARE HEREBY ACCEPTED BY THE GOVERNING BODY OF THE CITY OF MCPHERSON, KANSAS ON July 2, 2014.

Thomas A. Brown  
THOMAS A. BROWN, MAYOR

ATTEST:  
Tamra K. Seely  
TAMRA K. SEELY, CITY CLERK



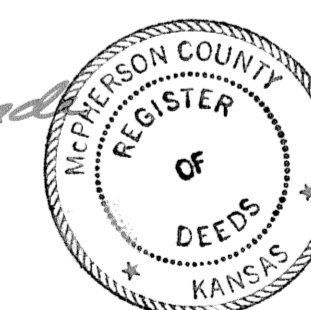
## TRANSFER RECORD

ENTERED ON TRANSFER RECORD THIS 10th DAY OF July, 2014.  
Cathy A. Schmidt  
CATHY A. SCHMIDT, COUNTY CLERK

## REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS )  
COUNTY OF MCPHERSON )

State Of Kansas, McPherson Co., SS:  
This instrument was filed for record on the 17 day of July, A.D., 20 14 at 11:40 o'clock AM, and duly recorded in book 2870, on page 457.  
Spencer Blum  
Register of Deeds  
4000



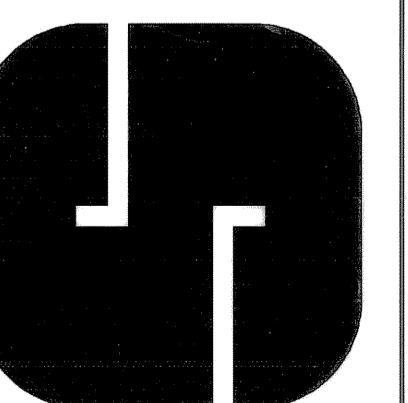
LOVE'S TRAVEL STOPS & COUNTRY STORES, INC.

FINAL PUD PLAN AND PLAT

SNYDER & ASSOCIATES, INC.

MCPHERSON, KANSAS

5005 BOWLING ST. S.W.  
CEDAR RAPIDS, IA 52404  
319-362-9394 | www.snyder-associates.com



MARK	REVISION	DATE	BY
Engineer:	Checked By: M.L.S.	Scale: 1" = 100'	Field Bk.
Technician: R.L.C.	Date: 06/10/14		
Project No: 1130255			Sheet 2 of 2